



Appeal Decision

Site visit made on 9 September 2019

by R Lankshear BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 01 October 2019

Appeal Ref: APP/V3120/W/19/3231803

30 Hawthorn Crescent, Grove, Wantage OX12 7JD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Emma Faulder against the decision of Vale of White Horse District Council.
 - The application Ref P19/V0739/FUL, dated 21 March 2019, was refused by notice dated 20 May 2019.
 - The development proposed is the construction of one new bungalow.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The appeal site relates to the rear garden of a semi-detached bungalow that is currently enclosed by an approximately 2 metre high brick wall. The site is situated on a corner plot within an established residential area, consisting of a mix of bungalows and two storey dwellings. Space around buildings varies in the immediate vicinity although many corner plots have more space around them than other dwellings.
4. The appeal development seeks to erect a single storey bungalow within the rear garden adjacent to the two storey dwelling of No 28 Hawthorn Crescent, following demolition of the existing single storey garage. The existing plot would be subdivided, with garden space to serve the proposed dwelling to its western side.
5. The general pattern of the area is characterised by dwellings positioned within relatively long plots, with a number of corner plots providing a visual break and sense of spaciousness. Whilst the proposed dwelling would respect the existing building line, it would represent a discordant addition, owing to its very modest plot size. As such, it would appear at odds with the general pattern and grain of development that characterises the area, appearing cramped within its plot. It would therefore erode the sense of openness in this part of the street and this harm would be compounded by the fact that it is proposed to provide four car parking spaces to the front of the bungalow.

6. For the above reasons, I conclude that the proposed development would cause significant harm to the character and appearance of the area. As such, it would not accord with policy CP37 of the adopted Vale of White Horse Local Plan 2031 Part 1 (2016) which seeks, amongst other things, to ensure that development responds positively to the site and its surroundings and that the scale and grain are appropriate. The proposal would also be at odds with the design requirements of the National Planning Policy Framework 2019, including that within Chapter 12, and the advice contained within the adopted Design Guide 2015 Supplementary Planning Document (DG), which seeks amongst other things, that development should respond to the grain of development including patterns of plot division and size.

Other Matters

7. The appellant has indicated that the Council have been inconsistent in approving other similar development on a nearby site. Limited details of this development / planning application have been provided and as such I have not been able to fully assess its relevance. Nevertheless, from the details that are before me, it appears that the constraints and position of the site referred to by the appellant are somewhat different to the appeal site and, in any event, I have determined this appeal on its individual planning merits.
8. The appellant has raised concern with regard to the manner in which the Council determined a related pre-application enquiry. This is not directly relevant to my assessment of the merits of the appeal proposal.
9. Whilst I acknowledge that the bungalows would benefit from garden areas that would comply with the guidance contained within the DG, this does not in itself outweigh my conclusion on the main issue.
10. The Council have confirmed within their statement that since the determination of the planning application that Part 2 of the emerging Vale of White Horse Local Plan 2031 has been found sound by the appointed Inspector (25 June 2019), although this has not to date been adopted. The Council have referred to a number of policies although having assessed these they are either not directly relevant and/or do not outweigh or alter my findings with regard to the main issue.
11. None of the other matters raised outweigh or alter my conclusions on the main issue.

Conclusion

12. For the reasons outlined above, and taking into account all other matters raised, I conclude that the appeal should be dismissed.

Robert Lankshear

INSPECTOR